

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

32 WOLSELEY STREET COBURG VIC 3058

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Coburg

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

9 MCPHERSON STREET COBURG VIC 3058	\$1,386,000	28-Oct-23
21 SARGOOD STREET COBURG VIC 3058	\$1,090,000	04-Nov-23
7 HOWARD STREET BRUNSWICK VIC 3056	\$1,257,500	21-Oct-23

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 11 April 2024



**9 MCPHERSON STREET COBURG VIC 3058**

3 1 1

Sold Price **\$1,386,000** Sold Date **28-Oct-23**

Distance **0.7km**



**21 SARGOOD STREET COBURG VIC 3058**

2 1 2

Sold Price **\$1,090,000** Sold Date **04-Nov-23**

Distance **0.71km**



**7 HOWARD STREET BRUNSWICK VIC 3056**

3 1 1

Sold Price **\$1,257,500** Sold Date **21-Oct-23**

Distance **1.15km**

RS = Recent sale      UN = Undisclosed Sale

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